

For Lease | Industrial Land & Building

271 Merritt Avenue, Wyandanch NY 11798



Lot Size: 3.70 acres \pm (Less Buildings)
Will Divide \pm 1 Acre Parcels

Asking Rental: \$5.00 per sq ft

Building Sizes: 5,000' \pm / 11,200' \pm

Both buildings are in need of substantial repair although the larger can provide 10,000' of dead storage with electric but no bathrooms.

- Lease Term Negotiable
- Crushed Stone Base Covers Top Layer Of Land
- Fully Fenced
- Available Immediately
- Has Existing Rail Capability
- May Consider Other Options i.e. Joint Venture Redevelopment, Sale.....etc.

METRO
REALTY SERVICES LLC
201 Moreland Road, Ste 4, Hauppauge, NY 11788
(631) 770-0700 ~ info@metrorealtyservices.com
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Exclusive Agent:

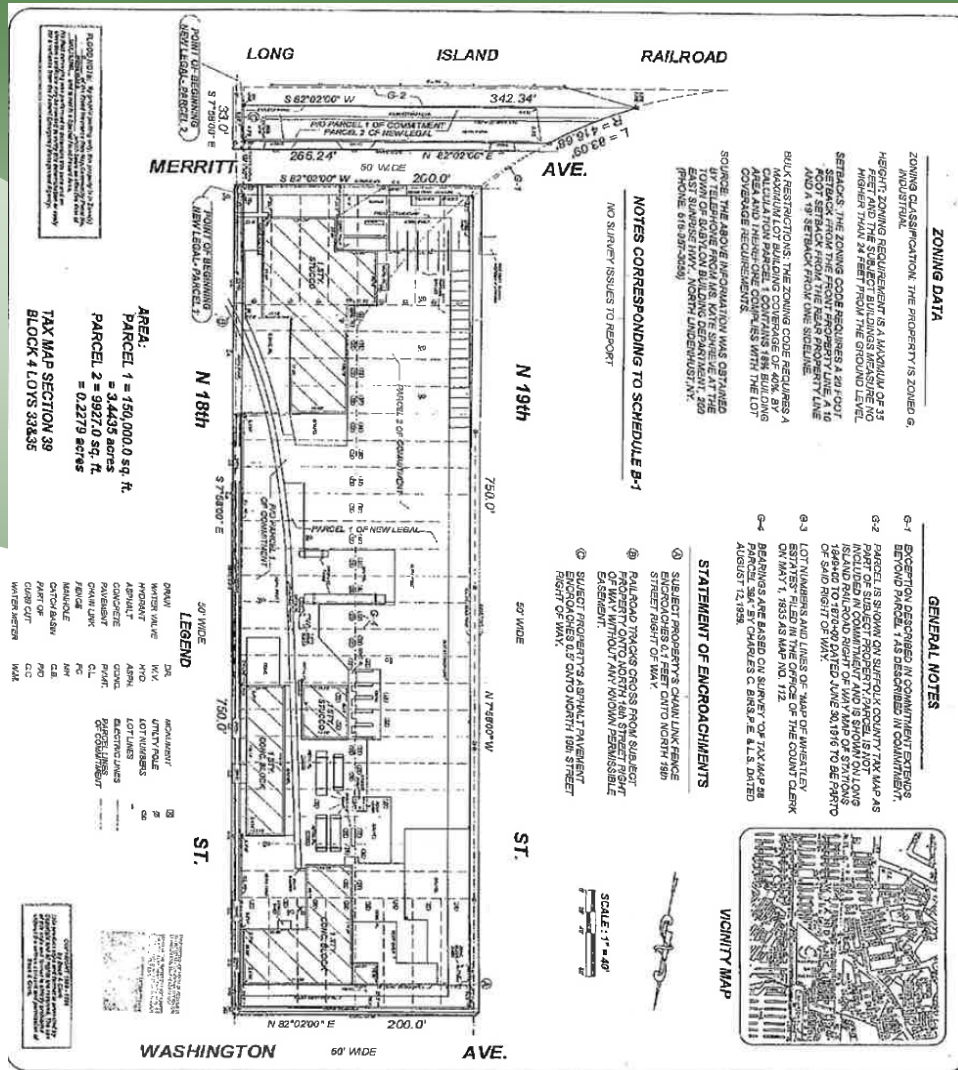
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LEGAL DESCRIPTION

ALL THAT part of parcel 271, lots 38433 and 38434, Block 4, Section 39, Town of Wyandanch, County of Suffolk, State of New York, known and described as follows:

Parcel 1: A more or less rectangular area of 150,000.0 square feet, bounded on the north by the Long Island Railroad, on the east by the Washington Avenue, on the south by the N 18th Street, and on the west by the N 19th Street.

Parcel 2: A more or less rectangular area of 3,443.0 square feet, bounded on the north by the Long Island Railroad, on the east by the Washington Avenue, on the south by the N 18th Street, and on the west by the N 19th Street.

Parcel 3: A more or less rectangular area of 38,222.0 square feet, bounded on the north by the Long Island Railroad, on the east by the Washington Avenue, on the south by the N 18th Street, and on the west by the N 19th Street.

Parcel 4: A more or less rectangular area of 0.2279 acres, bounded on the north by the Long Island Railroad, on the east by the Washington Avenue, on the south by the N 18th Street, and on the west by the N 19th Street.

ALBERT A. BILINO
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